

WARRANTY DEED

018103

KNOW ALL PERSONS BY THESE PRESENTS,

That, VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP, a partnership formed under the Maine Uniform Partnership Act by STANLEY H. AMES and TIMOTHY A. AMES, as co-partners, with its office at Canaan, Somerset County, State of Maine,

IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

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paid by WEST RIVER ROAD LLC, a Maine Limited Liability Company, with its office at Auburn, Androscoggin County, State of Maine, with a mailing address of c/o Sharon A. Millett, 155 Center Street, Auburn, Maine 04210, the receipt whereof It does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said WEST RIVER ROAD LLC, its successors and assigns forever, a certain lot or parcel of land in Waterville, Kennebec County, State of Maine, located on the West River Road, formerly known as Countryside Estates Manufactured Housing Park, now known as Village Green Manufactured Home Community, more fully described on EXHIBIT A-PROPERTY DESCRIPTION FOR DEED, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, with all privileges and appurtenances thereof, to said WEST RIVER ROAD LLC, its successors and assigns, to it and their own use and behoof forever.

AND It does covenant with the said WEST RIVER ROAD LLC, its successors and assigns, that It is lawfully seized in fee of the premises, that they are free of all encumbrances, that It has good right to sell and convey the same to the said Grantee; and that It and its successors shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP, has caused this instrument to be signed by STANLEY H. AMES and TIMOTHY A. AMES, its co-partners, this day of the month of June, 2002.

Signed, Sealed, and Delivered
in presence of

Sharon Reyder
Sharon Reyder

VILLAGE GREEN MANUFACTURED HOME
COMMUNITY PARTNERSHIP

by: Stanley H. Ames
STANLEY H. AMES, Partner
Timothy A. Ames
TIMOTHY A. AMES, Partner

June , 2002

STATE OF MAINE
SOMERSET, ss.

Personally appeared the above named TIMOTHY A. AMES and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP.

Before me, Richard S. Sterns
(type or print name) NOTARY PUBLIC

EXHIBIT A-PROPERTY DESCRIPTION FOR DEED

A certain lot or parcel of land in Waterville, Kennebec County, State of Maine, located on the West River Road, formerly known as Countryside Estates Manufactured Housing Park, now known as Village Green Manufactured Home Community, more fully described

Beginning at a point on the westerly right of way line of the West River Road at the easterly corner of a parcel now or formerly owned by the Waterville Sewer District; thence heading N-47°-52'-E, a distance of 59.59 feet, along the West River Road across the entrance of the aforementioned Park to a point at the southerly corner of commercial lot now or formerly owned by David Green; thence heading N-58°-05'-W a distance of 202.84 feet, along said now or former commercial property of said Green, to a point marked by an iron pin at the westerly corner of said now or former commercial lot of said Green and the southerly corner of property now or formerly owned by Willard J. Shirley, Sr. and Antoinette W. Shirley, with reference to an instrument recorded in the Kennebec County Registry of Deeds in Book 1935, Page 87; thence continuing N-58°-05'-W a distance of 200.00 feet, along said now or former Shirley lot to a point marked by with an iron pin at the westerly corner of said now or former Shirley lot; thence heading N-58°-27'-29"-W a distance of 780.48 feet, along other property now or formerly of David Green to a point at the westerly corner of said now or former other property of said Green; thence heading N-30°-55'-E a distance of 200.00 feet along now or former other property of said Green and the Webb Road entrance to said Park to a point on the southerly right of way line of the Webb Road; thence N-59°-05'-W a distance of 50.00 feet, along the Webb Road across the said Webb Road entrance to said Park to a point marked with an iron pin at the easterly corner of land now or formerly owned by Gerald and Susan Proulx, with reference to an instrument recorded in said Registry in Book 1879, Page 290; thence heading S-30°-55'-W a distance of 200.00 feet, along said now or former Proulx property to a point marked by an iron pin at the southerly corner of said now or former Proulx property; thence heading N-59°-05'-W a distance of 225.86 feet, along said now or former Proulx property, to a point with an iron pin at the westerly corner of said now or former Proulx property; thence heading S-38°-17'-W a distance of 631.24 feet, along property now or formerly of Frank and Dorothy Dusty, with reference to an instrument recorded in said Registry in Book 1279, Page 286, to a point marked by an iron pin at the westerly most corner of said Park parcel being described herein; thence heading S-58°-50'-E a distance of 1,145.20 feet, along said now or former Dusty property to a point marked by an iron pin at the southerly most corner of said Park parcel being described herein; thence heading N-31°-42'-E a distance of 268.50 feet, along property formerly owned by Hammond Lumber Company, with reference to a deed recorded in said Registry in Book 3238, Page 53, to a point marked by an iron pin at the most northerly corner of said former Hammond Lumber Company lot; thence continuing on the last mentioned compass bearing, a further distance of 85.00 feet, along other land now or formerly of David Green, to a point marking the most northerly corner of said land; thence heading S-58°-42'-E a distance of 151.18 feet, along said other now or former Green land, to a point on the rear property line of land now or formerly owned by Richard L. Plante, with reference to an instrument recorded in said Registry in Book 3175, Page 42, said point being located 36.36 feet on a

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bearing of N-31°-18'-E from the westerly corner of said now or former Plante property; thence heading N-31°-18'-E a distance of 173.64 feet, along said rear line of said now or former Plante property, to a point marked by an iron pin at the most northerly corner of said now or former Plante property; thence heading S-58°-42'-E a distance of 160.20 feet, along said now or former Plante property, to a point at the westerly corner of said parcel now or formerly of Waterville Sewer District; thence heading N-47°-52'-E a distance of 35.00, along said now or former parcel of Waterville Sewer District, to a point at the most northerly corner of said now or former Waterville Sewer District parcel; thence heading S-58°-42'-E a distance of 50.00 feet, along said now or former Waterville Sewer District parcel to the point of beginning.

The above description is meaning and intending to describe a parcel of land which encompasses the former Countryside Estates Manufactured Housing Park, now known as Village Green. The parcel contains 762,562.12 square feet, or 17.51 acres, more or less. There are two entrances - one on Route 4, the West River Road, with 59.59 feet of frontage, and a second entrance of the Webb Road, with 50.00 feet of frontage.

The Park Plan was approved by the Waterville Planning Board on May 15, 1989, and was recorded in the Kennebec County Registry of Deeds on December 5, 1989 in File No. E-89322.

Being the same premises acquired by Stanley H. Ames and Timothy A. Ames by warranty deed from David Green dated January 4, 1990, recorded in the Kennebec County Registry of Deeds in Book 3675, Page 220, and the same premises conveyed by Stanley H. Ames and Timothy A. Ames to **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP** by warranty deed dated September 23, 1992, recorded in said Registry in Book 4253, Page 140.

This conveyance includes the interest of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP** in a strip of land acquired from David J. Green and Victoria M. Green by warranty deed executed in July of 1995 in exchange for the easements granted by **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP** to said Greens set forth below. This deed was either misplaced prior to delivery, or after delivery, prior to recording. It is the intent of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP** to obtain a replacement warranty deed from said Greens to be recorded. Copies survive and the premises are and will be described substantially as follows:

Beginning at a 3/4" iron rod found in the west corner of land of Village Green Manufactured Home Community Partnership as conveyed to it by deed of Stanley Ames and Timothy Ames recorded in the Kennebec Registry of Deeds in Book 4253, Page 140; thence S-58°-50'-E a distance of 580 feet, more or less, along the current common bound of Village Green Manufactured Home Community Partnership and David Green and Victoria Green (see deed of Dorothy Dusty to Victoria Green and David Green dated November 30, 1994 and duly recorded in the Kennebec County Registry of Deeds); thence in a southwesterly direction and perpendicular to the previous bound, a distance of 10 feet; thence N-58°-50'-W a distance of 580 feet, more or less, to a point; thence in a northeasterly direction a distance of 10 feet to a 3/4" iron rod and the point of beginning.

T.A.

This conveyance is made subject to the following easements granted by **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**:

A. Easements granted to David J. Green and Victoria M. Green by warranty deed dated December 18, 1995, recorded in said Registry in Book 5217, Page 298 and described therein substantially as follows:

1. An easement twenty (20) feet in width, as currently laid out, running in a general northeasterly direction from said land of said Greens across the southwesterly portion of said land of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, a distance of 150. feet, more or less, for the purpose of installing and maintaining a new sewer line from said now or former Green land to the manhole located on land of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, and to connect with a second sewer line used by **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, to connect with the Pumping Station operated by the Waterville Sewerage District.

Also conveying to said Greens, their heirs and assigns, the right to enter upon the land of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, at reasonable times and places, with a reasonable number of men and items of equipment for the purpose of maintaining, repairing and replacing said sewer line and its connection with said second sewer line, all such work to be performed by said Greens, their heirs and assigns or their agents and at the expense of said Greens, their heirs and assigns, provided that the surface of the land of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, on each such occasion shall be returned substantially to the condition existing prior thereto.

2. An easement, to be used in common with **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, twenty (20) feet in width, as currently laid out and used, to share the use of said second sewer line running in a general northeasterly direction from said manhole located in the general southwesterly corner of said land of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP** to connect with said Pumping Station operated by said Waterville Sewerage District.

Also conveying to said Greens, their heirs and assigns, the right to enter upon the land of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, at reasonable times and places, with a reasonable number of men and items of equipment at the request of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, or in the event that **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, does not undertake such work within a reasonable time, for the purpose of maintaining, repairing and replacing said second sewer line, and/or assisting therewith, and further provided, that the

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surface of the land of **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, on each such occasion, shall be returned substantially to the condition existing prior thereto, all costs of maintaining, repairing and replacing said second sewer line and restoring the surface of the land of the **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, to be shared by the parties.

B. Easement granted to Willard J. Shirley, Jr. by quitclaim deed with covenant dated April 7, 2000, recorded in said Registry in Book 6213, Page 237 and described therein substantially as follows:

An easement thirty (30) feet wide beginning approximately seventy-five (75) feet northwesterly of the southerly corner on the southwesterly line of land formerly owned by Willard J. Shirley, Sr. and now owned by Willard J. Shirley, Jr. and being more particularly described in a Deed of Distribution dated March 3, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5562, Page 326, and heading in a generally southwesterly direction approximately seventy-five (75) feet, more or less, to the sewer manhole on the Countryside Estates entrance road, so-called.

Meaning and intending to convey a utility easement to Willard J. Shirley, Jr., his heirs and assigns, to be thirty (30) feet wide, fifteen (15) feet on either side of the existing sewer service, for the purposes of installation and maintenance of a sewer service to serve property of Willard J. Shirley, Jr. No permanent structures are to be build above ground on said easement area.

The above easement area crosses property formerly owned by David Green (see Book 2500, Page 205 and Book 2754, Page 83), which property has been subsequently conveyed to **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns. This instrument supplements the Easement Deed previously conveyed by David Green to Willard Shirley, Sr. dated August 18, 1989 and recorded in the Kennebec County Registry of Deeds in Book 5508, Page 310.

Reference is made to and this conveyance is subject to an AGREEMENT REGARDING PAYMENT FOR SEWERAGE TREATMENT SERVICES between **VILLAGE GREEN MANUFACTURED HOME COMMUNITY PARTNERSHIP**, its successors and assigns, and Willard Shirley, Jr. attached to the above referenced easement deed to Willard J. Shirley, Jr. as **EXHIBIT A**.

RECEIVED KENNEBEC SS.

2002 JUN 17 AM 9:00

ATTEST: *Barbara B. Hitting*
REGISTER OF DEEDS

T.A.